

Subdivision Regulations

TOWN OF RANDOLPH, N.H.

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AUTHORITY AND PURPOSE

- 1.01 Pursuant to the authority vested in the Randolph Planning Board by the legislative body of the Town of Randolph on March 7, 1972 and in accordance with the provisions of NH RSA 674:35, as amended, the Randolph Planning Board adopts the following regulations governing the subdivision of land in the Town of Randolph, New Hampshire.
- 1.02 These regulations are designed to accomplish the purposes set forth in RSA 674:36 and for the purposes of protecting the health, safety, convenience, and economic and general welfare of our citizens.

SECTION 2.TITLE

- 2.01 These regulations shall be known and cited as the "Subdivision Regulations of Randolph, New Hampshire."

SECTION 3.DEFINITIONS

- 3.01 **ABUTTER** — "Abutter" means any person or other entity whose property is located in New Hampshire and adjoins or is directly across the street or stream from the land under consideration by the Board. For purposes of receiving testimony only, and not for the purposes of notification, the term "abutter" shall include any person who is able to demonstrate that his land will be directly affected by the proposal under consideration. For purposes of receipt of notification by a municipality of a Board hearing, in the case of an abutting property being under a condominium or other collective form of ownership, the term "abutter" means the officers of the collective or association, as defined in RSA 356-B:3, XXIII, and such other persons as may be specified in RSA 672:3.
- 3.02 **ACCESS MANAGEMENT**: The control of driveway and street connections to public roadways in order to manage traffic flow and safety, preserve the carrying capacity of the road and implement coordinated land use and transportation plans.
- 3.03 **APPLICANT** — Shall mean the owner of record of the land to be subdivided, including any subsequent owner of record making any subdivision of such land or any part thereof, or the duly authorized agent of any such owner.
- 3.04 **APPROVAL** — Shall mean recognition by the Planning Board, certified by written endorsement on the plat, that the plat meets the requirements of these Regulations and in the judgment of the Board satisfies all criteria of good planning and design.
- 3.05 **AVERAGE DAILY TRAFFIC** — An estimated ten (10) vehicle trips per day per dwelling on a residential road.
- 3.06 **BOARD** — Shall mean the Planning Board of Randolph.
- 3.07 **BUILDING** — A building is a structure having a roof supported by columns or walls and intended for the shelter, housing, or enclosure of any individual, animal, process, equipment, goods, or materials of any kind or nature.

- 3.08 CERTIFIED SOIL SCIENTIST — Shall mean a person qualified in soil classification and mapping who is certified by the State of New Hampshire Board of Natural Scientists [RSA 310-A]
- 3.09 COMMUNITY WASTEWATER SYSTEM — A non-municipal wastewater collection, treatment, and disposal system that serves an average of at least twenty-five (25) individuals daily, year-round, or that has at least fifteen (15) service connections.
- 3.10 COMMUNITY WATER SUPPLY — A non-municipal water supply system that serves an average of at least twenty-five (25) individuals daily, year-round, or that has at least fifteen (15) service connections.
- 3.11 COMPLETED APPLICATION — Shall mean the application for Final Plat approval, including forms and supporting documents as specified in these Regulations, that contain all the information the Planning Board needs to review a subdivision proposal and make an informed decision. All fees and administrative expenses, as indicated in these Regulations, must be included. For submission requirements, see Sections 7, 9, and 10.
- 3.12 CONDOMINIUM — An interest in real property subject to RSA Chapter 356-B, the New Hampshire Condominium Act, in which a unit or a lot is owned individually together with an undivided interest in the common area appertaining to that unit or lot. Condominiums shall be considered a subdivision under the requirements of RSA 356-B.
- 3.13 DEAD-END STREET — A local street open at one end only, with special provision for turning around, such as a cul-de-sac or turnaround.
- 3.14 DEVELOPMENT AREA — An area in which excavation, fill, and other earth-moving activities are proposed.
- 3.15 DRAINAGE — All drainage systems, catch basins, drains, ditches, culverts, pipes, and mains.
- 3.16 DWELLING UNIT — A building or a portion of a building which contains a single set of living quarters to be occupied by one family group only.
- 3.17 ENGINEER — Shall mean the duly designated engineer of the Town of Randolph or, if there is no such official, the planning consultant or official assigned by the Selectmen.
- 3.18 LICENSED LAND SURVEYOR — Shall mean a person who engages in the practice of land surveying and is licensed by the State of New Hampshire under RSA 310-A:53.
- 3.19 LOT — A parcel of land of at least sufficient size to meet the minimum requirements of this ordinance for use, setback and other open spaces, and having frontage on a street.
- 3.20 LOT LINE ADJUSTMENT — Shall mean the exchange of abutting land among two or more owners which does not increase the number of owners or the number of lots.
- 3.21 MASTER PLAN — Shall mean a plan for development of the Town of Randolph in accordance with the provisions of RSA 674:2.
- 3.22 PLAT — Shall mean a map or plan of a proposed subdivision.

- 3.23 PREAPPLICATION REVIEW — Shall mean the two optional steps, Conceptual Consultation and Design Review, that an applicant may follow prior to filing a completed application.
- 3.24 PRIVATE ROAD — A road which meets town specifications but is built and maintained with private funds.
- 3.25 ROAD RIGHT-OF-WAY — The road right-of-way constitutes the limits or boundaries of **any** parcel of land used for highway purposes as defined in RSA 674:24 (VII).
- 3.26 SEASONAL HIGH WATER TABLE --- Means the depth from the surface of the ground below leaf and plant material to the point at which at least 5% of the soil is characterized by a white or rust colored mottling effect, as determined by a soils scientist or a licensed septic designer making the determination in accordance with the requirements of Rule Env – Ws 1002.68: “Seasonal High Water Table,” in The New Hampshire Code of Administrative Rules for the Department of Environmental Services published by the State of New Hampshire.
- 3.27 SITE SPECIFIC SOIL MAPPING - Maps prepared on site by a certified soil scientist in accordance with the current version of Site Specific Soil Maps for New Hampshire and Vermont, Publication No. 3, Version 3 (1999) published by the Society of Soil Scientists of Northern New England (SSSNNE), as amended from time to time.
- 3.28 SLOPE — The steepness of land surface, expressed in percentage by dividing the change in elevation in a given distance by that distance.
- 3.29 SOIL CARRYING CAPACITY – The dwelling unit density is calculated by dividing the given area of any soil type to be used by the required area for that soil type found in Table 1.
- 3.30 SOIL TYPE — As identified by soil series described by the National Cooperative Soil Survey Standards and the publication “Site Specific Soil Mapping Standards for New Hampshire and Vermont,” SSSNNE Publication #3, as amended.
- 3.31 STREET — A road, avenue, highway, and other public way. The entire width of the right-of-way whether unimproved or improved is included in the definition.
- 3.32 STREET, ARTERIAL: Shall mean a street or highway used primarily for heavy and/or through traffic.
- 3.33 STREET, COLLECTOR: Shall mean s street which serves primarily to carry traffic from local streets to arterial streets and to public and other centers of traffic concentration.
- 3.34 STREET, LOCAL MAJOR: Shall mean streets that provide access to the residential and non-residential lots that front on them, not to exceed 150 lots and an average daily traffic volume not to exceed 1500.
- 3.35 STREET, LOCAL MINIMUM: Shall mean any improved or unimproved access serving as a point of access, entrance, exit or approach from any street to any lot, regardless of public or private ownership and serving from three (3) to six (6) lots.
- 3.36 STREET, LOCAL MINOR: Shall mean streets that provide access to the residential lots that front on them, not to exceed forty (40) dwellings or an average daily traffic volume of 400.

- 3.37 SUBDIVIDER — An individual, firm, association, syndicate, partnership, corporation, trust, or other legal entity (or agent thereof) that undertakes the activities governed by these Regulations.
- 3.38 SUBDIVISION — (A) "Subdivision" means the division of the lot, tract, or parcel of land into two or more lots, plats, sites, or other divisions of land for the purpose, whether immediate or future, of sale, rent, lease, condominium conveyance, or building development. It includes re-subdivision and, when appropriate to the context, relates to the process of subdividing or to the land or territory subdivided. (B) The division of a parcel of land held in common and subsequently divided into parts among the several owners shall be deemed a subdivision under this title. (C) The grant of an easement in gross to a public utility for the purpose of placing and maintaining overhead and underground facilities necessary for its transmission or distribution network such as poles, wires, cable, conduit, manholes, repeaters, and supporting apparatus, including any unmanned structure which is less than 200 square feet, shall not be construed as a subdivision under this title, and shall not be deemed to create any new division of land for any other purpose.
- 3.39 SUBDIVISION, MAJOR — Any subdivision not classified as a minor subdivision.
- 3.40 SUBDIVISION, MINOR — Shall mean a subdivision of land into not more than three (3) lots with no potential for re-subdivision that fronts on an existing street and requires no new streets, utilities, or other municipal improvements.
- 3.41 SUBGRADE — The top surface of a roadbed upon which the pavement structure and shoulders are constructed.
- 3.42 WETLANDS — Lands containing soils that are hydric, including freshwater marshes as defined by the National Cooperative Soil Survey or further defined by the publication "Field Indicators for Identifying Hydric Soils in New England," as amended.

SECTION 4. GENERAL PROVISIONS

- 4.01 Whenever any subdivision of land is proposed, before any construction, land clearing, or building development is begun, before any permit for erection of any building in such proposed subdivision shall be granted, and before any subdivision plat may be filed in the Office of the Registrar of Deeds of Coos County, the subdivider must submit an application for such subdivision on a form provided by the Randolph Planning Board and secure approval for the subdivision in accordance with these Regulations.
- 4.02 Land of such character that it cannot, in the judgment of the Planning Board, be safely used for building development purposes because of exceptional danger to health or peril from fire, flood, poor drainage, excessive slope, or other hazardous conditions, shall not be platted for residential, commercial, or industrial subdivision, nor for such other uses as may increase danger to life or property, or aggravate the flood hazard. Land with inadequate characteristics or capacity for sanitary sewage disposal shall not be subdivided for residential, commercial, or industrial subdivision purposes unless connected to a municipal or community sewerage system.
- 4.03 The Planning Board may provide against such scattered or premature subdivision of land as would involve danger or injury to health, safety, or prosperity by reason of the lack of water supply, drainage, transportation, schools, fire protection, or other public services, or necessitate the excessive expenditure of public funds for the supply of such services.

4.04 Off-site Improvements — If the Board determines that the proposed subdivision will adversely affect existing public facilities, including but not limited to streets, causing them to be inadequate to meet the additional needs created by the subdivision, then the Applicant shall pay a reasonable share for such upgrading of the public facilities to the extent necessary to protect the public interest. If other properties benefit from the upgrading of such off-site public improvements, the Board shall determine the portion of the cost to be paid by the Applicant. The Applicant's share shall be paid to the Town prior to the signing of the Final Plat for recording purposes. These funds shall be held in a special account established by the Town to be expended on the upgrading of the public facilities.

SECTION 5. SUBDIVISION PROCEDURES

5.01 Pre-application Phases (optional)

A. Preliminary Conceptual Consultation (recommended)

1. The Applicant may appear at a meeting of the Planning Board to discuss a proposal in conceptual form and in general terms. Such conceptual consultation shall be informal and directed toward:
 - a. Reviewing the basic concepts of the proposal.
 - b. Reviewing the proposal with regard to the Town's Master Plan.
 - c. Reviewing the Town's Subdivision Regulations as they may apply to the proposal, together with a determination as to whether the proposal would constitute a "major" or a "minor" subdivision.
 - d. Advising the Applicant relative to both State and local requirements that may be applicable.
2. Preliminary conceptual consultation shall not bind the Applicant or the Planning Board. Such discussion may occur without formal public notice but must occur only at a scheduled meeting of the Board.

B. Design Review Phase (recommended)

1. Prior to submission of an application for Planning Board action, an applicant may request to meet with the Board for non-binding discussions beyond the conceptual and general, involving more specific design and engineering details of the potential application.
2. The Design Review Phase may proceed only after identification and notice to abutters and the general public as required by RSA 676:4, I(d), and no additional notice shall be required for an adjourned meeting or for a subsequent meeting or public hearing to consider issues arising with regard to the same matter, so long as the adjourned or subsequent meeting or hearing takes place within 9 weeks after the prior meeting and the date, time and place of the subsequent meeting or hearing are made known at such prior meeting.
3. Persons wishing to engage in pre-application design review shall submit a "Request for Pre-application Review" and associated fees not less than

twenty-five (25) days before the regularly scheduled meeting of the Planning Board. The Request shall include:

- a. The name(s) and address(es) of the applicant(s) and a list of abutters and their addresses taken from municipal records not more than five (5) days before submission,
 - b. List of holders of conservation, preservation or agricultural preservation restrictions, and their addresses;
 - c. Address of any engineer, land surveyor or soil scientist whose professional seal appears on the plat, and
 - d. Check to cover mailing and advertising costs.
4. Statements made by Planning Board members shall not be the basis for disqualifying said members or invalidating any action eventually taken on the application.
 5. The Board shall not accept any formal submissions by the Applicant at this time; provided, however, that an applicant may file an application with the Board for its determination at a subsequent meeting or hearing as to whether or not it is a completed application.

5.02 Completed Application

- A. An application form and check list provided by the Planning Board shall be completed with information considered sufficient to invoke jurisdiction of the Board (see below) and shall be filed with the Board for consideration only at a regularly scheduled monthly meeting at least twenty-five (25) days prior to the date of the public meeting or hearing at which is to be formally submitted for acceptance as a completed application.
- B. The completed application shall consist of:
 1. All data required in Section 7 of these Regulations ("Plat Submission Requirements"), Section 9 ("Design Standards"), and Section 10 ("Required Improvements").
 2. Completed Check List.
 3. All required fees for notices and any administrative or other fees assessed by the Planning Board under provisions of RSA 676:4,I(g).
- C. An Application that is considered complete shall be submitted to and accepted by the Planning Board only at a regularly scheduled meeting, after due notification has been given as required by RSA 676:4,I(d); provided, however, that no further notice shall be required where the procedure specified in Section 5.01(B)(2) has been followed.
- D. Acceptance will be by affirmative vote of a majority of Planning Board members present.

- E. When a completed application has been accepted by the Planning Board, the Board shall provide a receipt to the Applicant indicating the date of acceptance (start of the **65**-Day Review; see Section 5.05:B below).
- F. Applications shall be rejected by the Planning Board without public hearing on the grounds of failure of the Applicant to supply required information or to pay fees as required by these Regulations.
- G. Summary of Subdivision application process:
 - 1. A completed Application must be filed at a regularly scheduled monthly meeting of the Planning Board least twenty-five (25) days before the meeting or hearing at which it is to be submitted.
 - 2. The Planning Board shall vote to accept or reject an Application as a completed application within 30 days after such Application has been submitted to the Board.
 - 3. Only the Planning Board has the authority to decide if an Application meets the requirements for a completed Application,
 - 4. When a completed Application has been accepted, the **65**-day review period begins.
 - 5. Acceptance of an Application by the Board as a completed application can take place only at a public meeting or hearing for which notice has been given to the Applicant, the abutters, other interested parties and to the general public in accordance with the provisions of Section 5.07 below.

5.03 Minor Lot Line Adjustments or Boundary Line Agreements

- A. Minor lot line adjustments or boundary line agreements that do not create buildable lots must be approved by the Planning Board. Submission procedures shall be the same as for completed Applications (above), although the public hearing may be waived and the application fee reduced. For final plat requirements, see Section 7 ("Plat Submission Requirements"). The Board will notify the Applicant which parts of 7.03 will apply.

5.04 Minor Subdivisions

- A. The Applicant may meet the Board for Pre-application Consultation to determine if the proposal qualifies as a Minor Subdivision as defined in Section 3.32 of these Regulations. If so, the Applicant shall submit a Completed Application as required in Section 5.02.

5.05 Planning Board Action on Completed Application

- A. The Board shall act to approve, conditionally approve, or disapprove the Completed Application within sixty-five (65) days of acceptance.
- B. The Board may apply to the Selectmen in writing for an extension not to exceed an additional ninety (90) days before acting to approve, conditionally approve, or disapprove an application. An Applicant may waive the requirement for Board

action within the time periods specified in these Regulations and consent to such extension as may be mutually agreeable (RSA 676:4,I(f)).

- C. Approval of the Plat shall be certified by written endorsement on the Plat and signed and dated by the Chairman of the Planning Board. The Planning Board's designee shall transmit a copy of the Plat with such approval endorsed in writing thereon to the Registrar of Deeds of Coos County. The subdivider shall be responsible for the payment of all recording fees and associated costs.
- D. If any submitted plat is disapproved, the grounds for such disapproval shall be adequately stated in the records of the Planning Board and in written notice given to the Applicant.
- E. If the Planning Board has not taken action on the Completed Application within sixty-five (65) days of its acceptance and has not obtained an extension, the Applicant may request the Selectmen to issue an order directing the Board to act on the Application within thirty (30) days. If the Board does not act on the application within that thirty (30) day period, then within forty (40) days of the issuance of the Selectmen's order, the Selectmen shall certify on the Applicant's Application that the Plat is approved pursuant to RSA 676:4, I(c)(1) unless within that forty (40) day period the Selectmen have identified in writing some specific Subdivision Regulation or other ordinance with which the Application does not comply. The certification of the Selectmen either as to approval or that the Application does not comply, constitutes a decision for purposes of appeal as provided in RSA 677:15.

5.06 Conditional Approval

- A. The Planning Board may grant conditional approval of an application, but the plat will not be signed or recorded until all of the conditions have been met. A further public hearing is not required when such conditions:
 - 1. Are administrative in nature;
 - 2. Involve no discretionary judgment on the part of the Board; or
 - 3. Involve the Applicant's possession of permits and approvals granted by other boards or agencies, such as the Department of Transportation, the Wetlands Board, or Water Supply and Pollution Control Division.
- B. A further public hearing will be required to demonstrate compliance with the terms of all other conditions pursuant to RSA 676:4,I(i).

5.07 Notices

- A. Notice of a meeting or hearing for the Design Phase Review or submission of a Completed Application shall be given by the Planning Board to the abutters, to the Applicant, to the holders of any conservation, preservation or agricultural preservation restrictions on land subject to the application, and to any engineer, land surveyor or soil scientist whose professional seal appears thereon, by certified mail, mailed at least ten (10) days prior to such meeting or hearing.

- B. The public will be given notice, at the same time, by posting at Town Hall and Lowe's Service Station and publication in a daily or weekly publication with local distribution.
- C. The notice shall give the date, time, and place of the Planning Board meeting at which the Application or other item(s) will be formally submitted to the Board. It shall include a general description of the proposal which is to be considered, and shall identify the Applicant and the location of the proposal.
- D. If the notice for the public hearing was included in the notice of submission or any prior notice, additional notice of the public hearing is not required. Additional notice is not required of an adjourned session of a hearing provided that the date, time, and place of the adjourned session was made known at the prior meeting.

5.08 Waiver of Application Requirements — Where the Planning Board finds, due to the special circumstances of a particular layout or plat, that meeting an application requirement of Section 7, 9, or 10 is not required to carry out the intent of these Regulations, the Board may waive such requirement provided that such waiver is not inconsistent with other State and Town laws and regulations.

SECTION 6.FEES

- 6.01 A Completed Application for Major Subdivision shall be accompanied by a filing fee plus a fee for each additional lot over three (3) and a fee per abutter for notification. A Completed Application for Minor Subdivision shall be accompanied by a filing fee plus a fee per abutter for notification.
- 6.02 All costs of notices, whether mailed, posted, or published, shall be paid in advance by the Applicant. Failure to pay costs shall constitute valid grounds for the Planning Board to terminate further consideration of the application and to disapprove the plat without a public hearing.
- 6.03 Pursuant to RSA 676:4,I(g), it shall be the responsibility of the Applicant, if the Board deems it necessary, to pay reasonable fees for special investigative studies, environmental assessments, legal review of documents, administrative expenses, and other matters which may require making an informed decision on a particular application.
- 6.04 All fees for recording with the Coos County Registrar of Deeds shall be borne by the applicant.

SECTION 7. PLAT SUBMISSION REQUIREMENTS, COMPLETED APPLICATION

- 7.01 Three (3) dark line prints of the Plat shall be submitted. Each copy shall be 22x34 inches in size and each shall be certified as to its correctness by a registered land surveyor or civil engineer licensed in the State of New Hampshire. Space shall be reserved for all needed endorsements.
- 7.02 After subdivision approval by the Planning Board, the subdivider shall submit to the Board one mylar print, three (3) dark line final prints and, unless waived by the Board, a pdf file of the Plat. All submissions shall contain the following statement: "The Subdivision Regulations

of the Town of Randolph, N.H., are a part of this Plat, and approval of this Plat is contingent on completion of all requirements of said Subdivision Regulations, excepting only any variances allowed by the Board of Adjustment or modifications approved in writing by the Planning Board and attached hereto."

7.03 The Plat shall show or be accompanied by:

- A. Subdivision application form.
- B. The names and addresses of all abutters, as shown in Town records not more than five days before the day of filing, and of all holders of conservation, preservation or agricultural preservation easements over land within the proposed subdivision.
- C. Payment to cover filing fees, mailing, advertising, recording, and other costs in Section 6.
- D. Additional reports or studies, as may be required by the Planning Board, including but not limited to: traffic, school, and fiscal and environmental impact analyses, to allow the Board to make an informed and educated decision concerning the proposal.
- E. The Plat shall include:
 - 1. Proposed subdivision name or identifying title.
 - 2. Name and address of the applicant and of the owner(s), if other than the applicant.
 - 3. Scale of 1 inch = 100 feet, and north arrow.
 - 4. Locus plan showing general location of the total tract within the Town.
 - 5. Name, license number, and business address of every engineer, architect, land surveyor or soil scientist whose professional seal appears on the plat.
 - 6. Boundary survey including bearings, distances, and the location of permanent markers.
 - 7. Existing and proposed easements, rights-of-way, buildings, water courses, ponds, standing water, rock ledges, stone walls, and other essential site features.
 - 8. Location of existing and proposed property lines, including entire undivided lot, lot acres, and frontage on public right-of-way. Each lot shall be numbered according to the Town's tax map numbering system.
 - 9. Frontage of each lot.
 - 10. Area of each lot.
 - 11. Existing and proposed topographic contour boundaries at two-foot intervals, unless otherwise specified by the Board.

12. Soil mapping types, slopes, and boundaries derived from Site Specific Soil Survey, including square footage calculations of the extent of each soil type within each lot, and the percentage of the total area of each proposed lot falling within each type and slope category.
13. Location of ground water and percolation tests and test results, including:
 - a. Description of soil layers.
 - b. Depth to seasonal high water level.
 - c. Water level and date on which pit is dug.
 - d. Identification of hard pan ledge, etc.
 - e. Location of 5000 square feet for the proposed leach field.
14. Existing or proposed deed restrictions, including conservation, preservation or agricultural preservation easements.
15. Open space to be preserved.
16. Existing buildings and other man-made structures to remain.
17. Proposed location of driveway entrances.
18. All existing streets, roads, shared driveways and driveways (showing the edge of the traveled way and right of way line), utilities and permanent water bodies within 500 feet of the area submitted for approval including the 100 year flood limit line, if established.
19. Road designs (3 copies), in plan and profile, on sheets 22x34 inches in size, that have a horizontal scale of 1 inch = 50 feet and a vertical scale of one inch = 10 feet, which include the following information and are accompanied by a detailed engineer's estimate of construction costs:
 - a. Title, including the name of the subdivision, name of the owner, name of the road(s), date, scale, and name of engineer or other designer.
 - b. Road right-of-way lines.
 - c. Slope and drainage easements.
 - d. All center line data (tangent lengths and bearings, curve data, and
 - e. Edge of pavement lines,
 - f. Typical cross-section.
 - g. Existing grade at each half station, on profile.
 - h. Proposed grade at each half station, on profile.
 - i. Length of vertical curves and data, on profile.
 - j. Drainage structure location and inverts, station, skew, length, slope, and end treatment.
 - k. Design speed.
 - l. Average daily traffic.
 - m. Specific material specifications or references.
20. A layout showing how the site will be served by electric, telephone or other public utilities, together with a letter of intent to supply service from a utility company supplying such service and, where required by such company,

adequate evidence that whatever easements are needed have been granted to it.

21. All subdivisions shall be designed and laid out to foster good street access management so as to minimize the impact to traffic safety and flow by minimizing access points onto streets and maximizing safe traffic movement. Access management standards for Randolph are found in Appendix II of these Regulations.
22. Subdivision approval from State Attorney General if applicable.
23. State highway/municipal access permit, as applicable.
24. State septic approval or copy of application for approval. Planning Board approval is not final until State septic permits have been received.

7.04 There shall be submitted a copy of the Check List (supplied by the Planning Board) showing completion of all items required by the Board, as indicated above.

SECTION 8: STUDIES AND CONSULTANTS

8.01 At any time during consideration of an application for subdivision approval, the Board may, for the purpose of making an informed decision:

- A. Commission such special investigative studies, environmental assessments, traffic studies, economic impact studies, legal reviews of documents, administrative measures or other research as the Board may consider necessary, and
- B. Appoint one or more consultants to assist the Board in ascertaining whether such application meets the standards and requirements of these Regulations, in setting conditions and monitoring their observance, in determining the amount of security required for a performance guarantee, in detecting changes or deviations from the approved plan and assessing their effects, in deciding upon the release of a performance guarantee, or in regard to any other relevant matters.

8.02 Whenever the Board determines that it requires technical assistance in accordance with Section 8.01 above, the applicant shall have the right to choose the person or persons to provide such assistance from a list of professionals qualified to undertake the work provided by the Board, and the costs thereof shall be paid by the applicant.

SECTION 9. CONSTRUCTION AND DEVELOPMENT

9.01 Use of Consultants. To assist the Board in making any determination authorized in this Section, it may request advice from one or more consultants appointed in accordance with the provisions of Section 8.02, provided that if an applicant wishes an opportunity to ask questions of the consultant, to offer contrary evidence or to dispute the conclusions reached, the Board shall provide such opportunity.

9.02 Performance Guarantee. As a condition of approval, the Planning Board shall require the posting of a performance guarantee in an amount sufficient to defray the costs of construction of streets, public improvements, drainage structures, storm drains, under-drains, and other

improvements of a public utility nature. The amount of the security shall be based on an estimate of costs provided by the sub-divider subject to Board review.

- A. The security shall be approved as to form and sureties by the Planning Board and the Selectmen.
- B. The security may be in the form of a certified check payable to the Town of Randolph, a Certificate of Deposit, an irrevocable letter of credit, or a Faithful Performance Bond, running to the Town of Randolph and issued by a surety company acceptable to the Selectmen. All documents evidencing or establishing the security shall be prepared at the Applicant's expense and approved by the Town Attorney.
- C. The amount of the security shall include fees to cover the cost of periodic inspections.
- D. Where electric lines or other utilities are to be installed by a corporation, municipal department, or public utility, a letter of intent from the utility company shall be required stating that the work will be done in reasonable time and without expense to the Town.
- E. Each approved plat shall contain a time limit of three (3) years for the completion of streets and public improvements.
- F. The performance guarantee may be released in phases as portions of the secured improvements or installations are completed, approved by the Planning Board or its designee, in accordance with the plan approved by the Board and acknowledged by the issuance of a Certificate of Completion.. The remaining security shall be sufficient to complete all remaining construction.
- G. All deeds covering land to be used for public purposes, easements, and rights-of-way over property to remain in private ownership, and rights of drainage across private property shall be submitted in a form satisfactory to the Planning Board's Counsel.

9.03 Deviation or Change in Plan

- A. If, at any time the developer desires to deviate from, or make a change in, the plan as presented to the Board, he or his agent may appear at a regularly scheduled meeting of the Board to request the Board to approve such deviation or change and may present such documentation as he considers necessary to support such request.
- B. If the Board determines that such proposed deviation or change constitutes a substantial alteration in the plan as approved, it may require such additional information as it deems necessary and shall proceed to schedule a public hearing with prior notice as required under Article V.
- C. After a public hearing, as provided above, the Board shall make a decision regarding the requested deviation or change taking into consideration its

effect upon the scope and intent of the original approved plan and upon the health, safety and welfare of the community and its citizens.

9.04 Enforcement of Developer's Undertakings

- A. A developer shall construct the improvements called for in the approved subdivision plan within any time limit stipulated therein, not to exceed three years, and shall notify the Planning Board and the Board of Selectmen, in writing, when such construction shall have been completed on all or any discrete portion of such improvements.
- B. If it is determined that any conditions and/or requirements remain unfulfilled, or that any improvements provided for in the approved subdivision plan do not meet specified conditions or requirements the Board shall notify the developer, in writing, of such deficiencies and establish a time, not to exceed one year, for their rectification.
- C. The Planning Board shall retain the authority set forth in subsection (2) above, for a period of one year after issuance of a Certificate of Completion, or after the correction of all deficiencies, whichever occurs last.
- D. Should said deficiencies continue uncorrected, the Planning Board shall take all necessary actions to protect the Town's rights and interests, including, but not restricted to, suspension and/or revocation of the approval of the Subdivision Plan; and, in the event of legal action, the Town shall be entitled to reasonable attorneys' fees, awarded by the court, to be paid by the developer.

9.05 Certificate of Completion. When the Planning Board's approval of a subdivision application requires or anticipates that the developer shall be responsible for building or installing roads, drains, utilities or other improvements, and when the Planning Board is satisfied that the developer has complied with these regulations and has completed work on all or any one of the improvements for which he is responsible, in accordance with the approved application including any conditions attached thereto, the Board may issue a Certificate of Completion and file a copy thereof with the Board of Selectmen.

SECTION 10. DESIGN STANDARDS

10.01 Minimum Lot Sizes

- A. Lot sizes shall conform to the Land Use Regulations of the Town of Randolph.
- B. Frontages shall be in accordance with the requirements of RSA 674.41 and the Land Use Regulations of the Town of Randolph.
- C. To assure that the land indicated on plats submitted to the Planning Board shall be of such character that it can be used for building purposes without danger to health, that additional areas as may be needed for each lot for on-site sanitary facilities and to protect ground water quality for purposes of public health and safety, the following soil based lot sizing regulation shall be used for determining minimum lot size.

D. In the absence of a municipal wastewater system, minimum lot sizes within all subdivisions shall, in addition to meeting the requirements of the Randolph Land-Use Ordinance, meet the additional requirements specified in Table 1, "Minimum Lot Size by Soil Type Using Soil Map Unit." Each lot shall have a soil carrying capacity of one or greater. This requirement is subject to the following modifications:

1. Where more than one soil type is found on a lot, a soil carrying capacity of soils occurring conjointly on the lot shall be used to determine the minimum lot size.

[Definition of "conjoint:" Joined together; united; combined; associated.]

2. No subsurface wastewater disposal system shall be constructed within 75 feet of any very poorly drained soil.
3. For single-family dwellings of not more than four (4) bedrooms, minimum lot size is based on the values given in Table 1.
4. For residential homes of 5 bedrooms or greater, minimum lot sizes shall be proportionately larger than those given in Table 1, by application of the following formula:

$$\text{Lot size} = N/4 \times (\text{Lot size from Table 1})$$

[where "N" is the number of bedrooms]

5. For duplexes, cluster dwellings, and multiple dwelling units, minimum lot sizes shall be increased by 100% of the minimum values indicated in Table 1 for each dwelling unit in excess of one (1).
6. Lot sizes for commercial and/or industrial tracts shall be not less than the minimum lot sizes stipulated in Table 1.
7. In subdivisions where a community wastewater system and community water supply is to be provided, minimum lot sizes may be decreased by 30% of the minimum requirements stated in Table 1
- 8.. For commercial and industrial uses with residential quality waster, lot sizes will be determined by the formula:
$$\text{Lot Size} = Q \text{ (gpd)} / 200 \text{ (gpd)} \times \text{Lot Size From Table 1 A/B (sq. ft.)}$$

[where Q = gallons of wastewater to be discharged per day. The amount of flow will be determined by use of ENV-Ws 1008 Average Daily Flow Volume.]

- (a) Final site plan approval for commercial/industrial developments which generate wastes of such nature or character as to require state or federal permits for pre-treatment and discharge or

subsurface disposal shall not be granted until all such permits are secured provided, however, that conditional approval may be granted per RSA 676:4, I(i). The conditions upon which such permits are issued shall comply with state and local regulations and be made part of the record before the Planning Board.

E.. Soils information shall be provided by the following method:

- (1) Soil Survey Order I maps prepared in accordance with the publication Site Specific Soil Mapping Standards for New Hampshire and Vermont, SSSNNE Special Publication No. 3, as amended.
- (2) Maps prepared by field examination shall be prepared and stamped by a Certified Soil Scientist.
- (3) All costs of preparing soil data shall be borne by the subdivider.
- (4) Waivers of the requirement for Site Specific Soil Mapping shall not be granted for lots under 2.5 acres.

10.02 Sewage Disposal —

- A. For areas without public sewage, there shall be on each lot to be used for single dwelling purposes a minimum of 5,000 square feet, suitably located and of reasonable shape and slope for subsurface sewage disposal in accordance with State requirements or more stringent Town regulations.
- B. Areas designated for proposed structures, septic systems, leach fields or paved areas shall conform to the setback requirements of Section 5.06 of the Randolph Land Use Ordinance.

10.03 Rights-of-Way

- A. Rights-of-way shall be kept clear of buildings, parking lots, or similar obstructions. A right-of-way shall not be used as a method to connect two (2) non-adjacent lots to make a single lot; nor as the sole means of access to a lot not having frontage on a public road.
- B. All subdivisions shall have laid out rights-of-way for the accommodation of utilities. Such layouts shall be subject to the approval of the relevant utility provider(s).

10.04 Preservation of Trails and Natural Features

- A. It shall be the responsibility of the sub-divider to be aware of the recommendations of the Randolph Master Plan calling for the protection of agricultural land resources, open spaces, wetlands and watershed regions and for the preservation of recreational trails.
- B. Whenever a proposed development may necessitate the relocation of a recreational trail the Board shall invite the Randolph Mountain Club or other organization responsible for its maintenance to determine an alternate route.

10.05 Street Design: The design of proposed streets shall be in harmony and conformance with the Town of Randolph Master Plan and be designed to:

- Limit the number of new access points onto Route 2 and reduce the number of accesses whenever possible.
- Discourage more than one access to existing streets per subdivision.
- Be no wider than is necessary, occupy a minimum of space, and disturb as little vegetation as possible.
- Be responsive to topography, wetlands and other natural features.
- Limit the number of intersections.
- Discourage excessive speeds by being designed with curves, changes in alignment and using the natural contours of the land.
- Maintain the maximum number of trees and other vegetation in the right of way.

(A) Road Layout

1. All streets shall be constructed, and all culverts, storm sewers, gutters, drainage ditches, and other improvements required by the subdivision plat and accompanying documents shall be installed in conformance with the current standards and specifications adopted by the Town. Streets requiring bridges, drainage structures, etc. will be designed to suit the requirements of the subdivision.
2. The plan of any proposed subdivision shall show all work required to connect and complete the improvements and utilities between the proposed street pattern and any connecting street in an existing subdivision.
3. Proposed streets shall be extended to the boundary lines of the tract to be subdivided, unless prevented by topography or other physical conditions, or unless in the opinion of the Planning Board such extension is not necessary or desirable for the coordination of the layout of the subdivision with the existing layout or the most advantageous future development of adjacent tracts.
4. There shall be a setback of not less than twenty-five feet (25') between the edge of the traveled part of any street or road and the nearest property boundary, provided, however, that in any subdivision the setback between the edge of the traveled part of a street or road and the nearest boundary of any lot within that subdivision shall be not less than ten feet (10'). If in the opinion of the Planning Board such setback is not necessary or desirable for the protection of abutting properties or for the efficient use of land or for other relevant reasons, it may vary or waive the requirement
5. Where a proposed subdivision abuts an existing subdivision, the subdivider shall design the street system of the proposed subdivision to connect with dead-end or "stub" streets of the existing subdivision.
6. Where a subdivision abuts an existing street which needs straightening or needs a wider right-of-way the subdivision plat shall include in the street dedication all land needed to meet the standards established by these Regulations, and as approved by the Board.
7. Except where it is impractical, because of the character of the land, streets shall intersect so that within 75 feet of the intersection the street lines are at right

angles and in no case less than sixty degrees. When a street approaches another street at an undesirable angle, a ninety degree angle may be obtained by bending the last 50 foot section of road. The grade within 75 feet of an intersection should not exceed two percent. No structure shall impair corner visibility.

8. Multiple intersections involving a junction of more than two streets shall be prohibited. If at all possible, four-way intersections shall be avoided on all local and collector streets unless roundabouts or traffic circles are utilized and constructed according to FHWA guidelines.
9. The minimum distance between centerline offsets at street jogs shall be one hundred twenty-five (125) feet on all local streets and two hundred and fifty (250) feet on collector streets.
10. Permanent dead-end streets or roads shall not exceed 200 ADT and shall terminate in a turnaround. Streets or roads with 100-200 ADT shall have a circular turnaround with an unpaved center island with at minimum a one hundred and twenty (120') diameter right of way, a ninety foot (90') diameter circle and an eighteen foot (18') roadway. The Board may approve a circular turnaround with no center island but with a minimum one hundred and twenty foot (120') right of way and eighty-four foot (84') off center diameter. A "T" shaped turnaround may be employed for streets or roads not exceeding 100 ADT. The right-of-way "footprint" for the top of the "T" shall be no less than one hundred feet (100') long and fifty feet ((50') wide. Within that footprint the traveled roadbed of the top of the "T" shall be at least eighty feet (80') long and twenty-five feet (25') wide. Other turnaround configurations mat be considered.
11. With temporary dead-end streets, where future extension to another outlet is approved by the Board, or where indicated on the plan, the full of the right of way to the subdivision property line shall be reserved as a street right of way. A turnaround shall be provided and provisions made for the future reversion of the excess right of way to the adjoining properties.

12. Curb radii shall vary by type of intersecting streets, according to the following:

<u>Type of Intersection</u>	<u>Curb Radius Range (feet)</u>
Local-Local	10-15
Local-Collector	15-20
Collector-Collector	15-25
Collector-Arterial	Meet State Standards

For all arterial streets, curb radii shall be sufficient to allow turning by trucks and other large vehicles without encroachment into the opposite flow of traffic.

(B) Classification of Streets

- (1) The classification of new streets shall be determined by the Board in accordance with the following table:

STREET OR ROAD DESIGN STANDARDS

Standard	Minimum Local Street	Minor Local Street	Major Local Street	Collector Street	Arterial Street
Number of Dwellings	3-6	7-40	41-150	151-500	>500
ADT	20-60	60-400	400-1500	1500-5000	>5000
Surface Width (ft)	16	18	20	20	varies
Shoulder Width (ft)	1.	2	2	4	varies
Min. Right of Way (ft)	50	50	50	50	varies
Design Speed	15	15	20	25	varies
Min. Length Of Vertical Curve (ft)	80	80	115	155	varies
Min. Horizontal Curve Radii	45	45	90	165	varies
Minimum Grade (%)	0.5	0.5	0.5	0.5	0.5
Maximum Grade (%)	12	10	10	8	8
Site Distance (both directions)	150	200	200	250	400

FOOTNOTES:

[1] Shall be future anticipated traffic. (Assuming 10 trips per day per dwelling unit).

[2] All cross-section horizontal distances shall be measured perpendicular to straight –line sections and radii to curved sections.

[3] Sight distance shall be measured between two points along the centerline of the street on a straight line entirely within the street right-of-way and clear of obstructions, one of the points to be at the surface and the other 3’9” above the surface.

1. The Board may modify the maximum and minimum gradient of streets where, in its judgment, existing topographic conditions or the preservation of natural features indicate that such modification will result in more efficient subdivision of land. Under no circumstances will grades exceed 12% on major local or 10% on collector streets. The Board may also require emergency snow plow pull off areas at the foot of roads on long slopes.
 2. The Board may require a greater width of right-of-way where, in its judgment, the demands of present or future traffic make it desirable or where topographic conditions create a need for greater width for grading or snow storage.
 3. Streets shall have a minimum travel surface width as prescribed above, with shoulders not less than 2 feet wide, except on minimum local streets. The Board may require a greater travel surface width and shoulders for Arterial and Collector Streets.
- (2) Where the Board determines that paved surfaces are required due to traffic volumes, curves or grades, it may require streets or roads to be so constructed.
- (3) Minimum design standards for streets or roads shall conform to the “New Hampshire Department of Transportation Suggested Minimum Design Standards for Rural Subdivision Streets” as published December 4, 2003, or as subsequently revised, except where the board shall determine that there are relevant reasons for departing from such standards.

(C) Pedestrian Walks and Bike Paths

The Board may require walkways, bikeways or other multi-modal paths within the subdivision, between subdivisions or to connect public and private facilities or properties.

(D) Easements

Easements across lots shall be provided where necessary for utilities, access, and drainage. Such easements shall be placed on rear or side lot lines wherever possible, provided that adjacent properties are not affected.

(E) Private Roads

1. Private roads shall conform to the standards of these regulations since residents on private roads, as taxpayers, are entitled to the same quality as a Town-accepted road, and since, at some future date, the taxpayers may petition the Selectmen for acceptance of the road.
2. The owner(s) of any private road shall furnish the Selectmen and the Planning Board with notarized letters accepting legal responsibility for construction and maintenance of that road, or identifying the person or organization that will assume such responsibility. The letter shall release the Town from any liability for damage to persons or property as a result of poor construction or maintenance of the road. The letter shall be renewed every five (5) years as long as the road remains a private road, provided however that failure to

renew the letter in a timely manner shall not absolve the owner(s) or other person or organization from responsibility for construction and maintenance.

3. Any private road constructed within the Town will, with the concurrence of the owner(s), be inspected. This evaluation will appraise the Selectmen or Planning Board and owner(s) of any deviation(s) from the minimum standards of road design and construction as adopted for the Town, and provide a base from which to start should work be required to bring the road up to Town standards, in the event that it is ever considered for acceptance as a Town road.
4. In case of a subdivision involving private roads and/or community water system and/or a community sewer system, the Applicant shall furnish a copy of the proposed legal documents establishing an owners association or other method satisfactory to the Board which shall include specific provisions for the collection of fees, assessments, and charges to pay for the operation and maintenance of such common facilities.

(F) Street Names — Street names require the approval of the Selectmen (Planning Board). Streets obviously in alignment with existing streets shall be given the names of the existing streets. New street names shall not duplicate those of existing streets.

(G) Materials

Construction material specifications shall be those provided for in Standard Specifications for Road and Bridge Construction, published by the New Hampshire Department of Transportation, as amended, and a letter certifying that all materials meet specifications shall be provided by the owner(s). Where special specifications or specifications which differ from State or Town standards are applied, that fact shall be stated explicitly in the initial submission of design plans. Approval of materials must be made by the Planning Board or its appointed engineer prior to their use in construction.

(H) Subgrade Preparation

1. All topsoil or loam must be removed from limits of the road-bed to a depth of at least twelve (12) inches. Where loam or improper road foundation material exceeds twelve (12) inches in depth, such material must be excavated to solid base and replaced with bank-run gravel or broken rock containing pieces no larger than 12 inches in diameter. All boulders and ledge shall be broken off to a uniform cross-section depth of not less than twelve (12) inches below the subgrade.
2. The base course shall consist of binding gravel or bank-run gravel or crushed rock containing pieces no greater than 6 inches in diameter - free from loam or organic matter – rolled and compacted to a thickness of at least twelve (12) inches.
3. The final course shall consist of a six (6) inch thick layer of compacted or crushed gravel, 100% of which must be capable of being passed through a 1.5 inch mesh screen. The final course must be used with adequate binder.

(I) Drainage

- a. Provision must be made for natural water courses including storm run-off. Catch basins shall be built where required and culverts of proper capacity (at least fifteen (15) inches) installed at all water courses with necessary headers of an approved construction. Culverts should be tarred steel for seasonal runoff or concrete for constant running water, or made of another approved alternative material.
- b. Culverts for individual lot access also must be of an approved type material and size and length.
- c. Drainage swales or ditches of at least two (2) feet in width and eighteen (18) inches in depth at their midpoint shall be constructed in the street right-of-way, below centerline grade, on both sides of the roadway, no closer than four (4) feet from the edge of the traveled surface. No ditch or swale shall extend more than three hundred (300) feet in length without a culvert.

(J) Incidental Construction

a. Bridges – On stream-crossing spans of ten (10) feet or more, the structure shall be designed to H15-S20 loading (AASHTO specifications, as amended). Width shall be as compatible with road classification. Any bridge to be constructed on any road which may potentially become a town road shall be approved by a licensed engineer, and the costs of such approval shall be paid by the developer.

b. Utilities –

1. Any damages and all costs of installing utilities will be borne by the owners.
2. Utility poles should be positioned close to the edge of the right-of-way, never closer than the ditch line, and always back of the curb.
3. If utility systems are to be placed underground, there shall be conformity with the terms and specifications of the utility company (ies) involved.
4. Water and sewer mains should be constructed beyond the road and shoulder.

(K) Inspection. - The Planning Board or its designee shall inspect the streets or road(s) under construction during the following phases:

- a. Clearing and removal of stumps, boulders, etc.
- b. Preparation of sub-grade elevation
- c. Installation of base course
- d. Final construction

SECTION 11. REQUIRED IMPROVEMENTS

- 11.01 Monuments — The sub-divider shall install two concrete or cut stone monuments at least 24 inches in length and four (4) inches square, with a suitable center point, at each street intersection on the right-of-way line, and iron pin monuments 3/4 of an inch in diameter and 24 inches long at all points on boundary lines of lots where there is a change of direction, and at all lot corners.
- 11.02 Drainage — The sub-divider shall provide adequate and proper drainage as required by the Planning Board. Where a subdivision is traversed by a watercourse, drainageway, or future sewer line, or where the Board feels that surface water drainage to be created by the subdivision should be controlled for the protection of the subdivision and owners of property abutting it, there shall be provided an easement of drainage right-of-way and culverts, catch basins, or other means of channeling surface water within the subdivision and over the properties of owners abutting it, of such nature, width, and location as the Board deems necessary.
- 11.03 Water Supply, Sewage Disposal, and Other Utilities
- A. All subdivisions shall make adequate provisions for water supply, sewage disposal, and other utilities for each lot. All such utility systems shall be installed at the expense of the sub-divider or property owner. Water supply and sewage disposal facilities shall be constructed in accordance with state and local permits and regulations. All utilities shall be installed in conformance with the requirements of the utility companies involved.
- B. The design of any community water supply or sewage disposal system to be provided by the Applicant shall be approved by the New Hampshire Water Supply and Pollution Control Division before the Planning Board will grant final approval. The Board may impose additional requirements based on a review and recommendation of a Professional Engineer. The Board will not approve a subdivision with a community water supply or sewage disposal system until provisions have been made satisfactory to the Board for the continued operation and maintenance of such systems. It shall be a condition of final plat approval that the Applicant shall file with the Planning Board "As Built" plans and drawings showing the location and installation of a community water supply and/or sewage disposal system. Such filing shall not impose any obligation on the Town but shall be solely for information purposes and for the benefit of the ultimate owners and operators of such common facilities.
- 11.04 Street Signs — The sub-divider shall be responsible for the erection of street name signs at all street intersections, and for posting all streets as "Private" until accepted by the Town.
- 11.05 Road Plan "As Built" — Before final inspection and acceptance of a road by the Selectmen, the owner(s) shall have prepared and submitted an "As Built" Plan to the Selectmen. This plan should show as built locations and elevations in a contrasting color (preferably red ink) on a print of the original road design. The plan shall show:
- A. As built center line of street elevations.

- B. As built drainage systems, including culverts, catch basins, and drainage easements.
 - C. As built guard rail and sign locations.
- 11.06 Road Deeded to Town — If the road is to be deeded to the Town, a proposed deed from the Applicant to the Town shall be supplied which shall include a metes and bounds description prepared by a licensed surveyor. Accompanying the legal description shall be a certification by the owner's surveyor that the right-of-way bounds have been set at the locations shown on the plan.

SECTION 12. ADMINISTRATION AND ENFORCEMENT

- 12.01 These Regulations shall be administered by the Planning Board. The enforcement of these Regulations is vested with the Selectmen.
- 12.02 The requirements of the foregoing Regulations may be modified when, in the opinion of the Board, specific circumstances surrounding a subdivision, or condition of the land in such subdivision, indicate that such modifications will properly carry out the purpose and intent of the Master Plan and of these Regulations.
- 12.03 Any violation of these Regulations shall be subject to a civil fine as provided in RSA 676:16 and 676:17, as amended. The Selectmen are designated as the local authorities to institute appropriate action under the provisions of RSA 676:17.

SECTION 13. CONFLICTING PROVISIONS

- 13.01 Where these Regulations are in conflict with other local, state, or federal ordinances, the more stringent shall apply.
- 13.02 All subdivisions, minor lot line adjustments, and boundary line agreements shall conform to the Randolph Land Use Ordinance. The Planning Board shall not approve any subdivision, lot line adjustment, or boundary line agreement which does not meet the requirements of the Land Use Ordinance.

SECTION 14. VALIDITY

- 14.01 If any section or part of a section or paragraph of these Regulations shall be declared invalid or unconstitutional, it shall not be held to invalidate or impair the validity, force, or effect of any other section or sections or part of a section or paragraph of these Regulations.

SECTION 15 AMENDMENTS

- 15.01 These regulations may be amended by the Planning Board following a public hearing on the proposed change(s). Such changes shall not take effect until a copy of said change(s), certified by a majority of the Board, is filed with the Town Clerk.
- 15.02. A copy of any amendments to these Regulations shall also be filed with the Office of State Planning in Concord, New Hampshire (RSA 675:9). Failure to file with the Office of State Planning shall not invalidate the amendments.

APPENDICES:

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Table 1
Minimum Lot Size By Soil Type Using Soil Map Unit

(Based on the New Hampshire State-wide Numerical Soils Legend prepared by the USDA-NRCS, Durham, NH, 2001. Lot sizes from “Model Subdivision Regulations For Soil-Based Lot Size” prepared for NH Department of Environmental Services, June 1991. Lot sizes in Square feet.

Soil Map Unit	Soil Taxonomic Name	Hydric Soil Type	A/B	Slope	Groups	E
			A= 0-3% B= 3-8%	C 8-15%	D 15-25%	
1	Occum, frequently flooded		44500	56000	68000	N/A
2	Suncook, occasionally flooded		35500	42000	51500	N/A
3	Lim, frequently flooded		68000	76000	86000	N/A
4	Pootatuck, occasionally flooded		44500	56000	68000	N/A
5	Rippowam, frequently flooded	P	N/A	N/A	N/A	N/A
6	Saco, frequently flooded	VP	N/A	N/A	N/A	N/A
7	Fluvaquents, frequently flooded		OS	OS	OS	OS
8	Hadley, frequently flooded		44500	56000	68000	N/A
9	Winooski, occasionally flooded		44500	56000	68000	N/A
10	Merrimac		35500	42000	51500	N/A
11	Gloucester		35500	42000	51500	N/A
12	Hinckley		35500	42000	51500	N/A
13						
14	Sheepscot		45500	56000	68000	N/A
15	Searsport	VP	N/A	N/A	N/A	N/A
16	Saugatuck		68000	76000	86000	N/A
17						
18						
19						
20						
21	Colton, gravelly		35500	42000	51500	N/A
22	Colton		35500	42000	51500	N/A
23	Masardis		35500	42000	51500	N/A
24	Agawam		44500	56000	68000	N/A
25	Ninigret-Windsor complex		44500	56000	68000	N/A
26	Windsor		35500	42000	51500	N/A
27	Groveton		44500	56000	68000	N/A
28	Madawaska (moderately well drained)		44500	56000	68000	N/A
29	Woodbridge		68000	76000	86000	N/A
30	Unadilla		44500	56000	68000	N/A
31	Hartland		44500	56000	68000	N/A
32	Boxford (moderately well drained)		68000	76000	86000	N/A
33	Scitico	P	N/A	N/A	N/A	N/A
34	Wareham (poorly drained)	P	N/A	N/A	N/A	N/A
35	Champlain		N/A	N/A	N/A	N/A
36	Adams (somewhat excessively drained)		35500	42000	51500	N/A

Soil Map Unit	Soil Taxonomic Name	Hydric Soil Type	A/B	Slope	Groups	E
			A= 0-3% B= 3-8%	C 8-15%	D 15-25%	
37	Melrose		68000	76000	86000	N/A
38	Eldridge		68000	76000	86000	N/A
39	Millis		68000	76000	86000	N/A
40	Chatfield (well drained)-Hollis (well drained) complex		68000	76000	86000	N/A
41	Chatfield (well drained)-Hollis (well drained)- Rock outcrop complex		68000	76000	86000	N/A
42	Canton		44500	56000	68000	N/A
43	Canton, very stony		44500	56000	68000	N/A
44	Montauk		68000	76000	86000	N/A
45	Montauk, very stony		68000	76000	86000	N/A
46						
47						
48						
49	Whitman, very stony	VP	N/A	N/A	N/A	N/A
50	Canaan-Hermon complex, very rocky		68000	76000	86000	N/A
51	Canaan-Hermon complex, extremely rocky		68000	76000	86000	N/A
52	Lyman-Hermon complex		68000	76000	86000	N/A
53	Lyman-Hermon-Rock outcrop complex		68000	76000	86000	N/A
54	Hermon		35500	42000	51500	N/A
55	Hermon, very stony		35500	42000	51500	N/A
56	Becket		68000	76000	86000	N/A
57	Becket, very stony		68000	76000	86000	N/A
58	Waumbek		44500	56000	68000	N/A
59	Waumbek, very stony		44500	56000	68000	N/A
60	Tunbridge-Berkshire complex, very stony		68000	76000	86000	N/A
61	Tunbridge-Lyman-Rock outcrop complex		68000	76000	86000	N/A
62	Charlton		44500	56000	68000	N/A
63	Charlton, very stony		44500	56000	68000	N/A
64						
65	Hermon, extremely stony		35500	42000	51500	N/A
66	Paxton		68000	76000	86000	N/A
67	Paxton, very stony		68000	76000	86000	N/A
68	Sutton		44500	56000	68000	N/A
69	Sutton, very stony		44500	56000	68000	N/A
70	Lyman-Berkshire complex		68000	76000	86000	N/A
71	Lyman-Berkshire-Rock outcrop complex		68000	76000	86000	N/A
72	Berkshire		44500	56000	68000	N/A
73	Berkshire, very stony		44500	56000	68000	N/A
74						
75						
76	Marlow		68000	76000	86000	N/A
77	Marlow, very stony		68000	76000	86000	N/A
78	Peru ³		68000	76000	86000	N/A
79	Peru, very stony		68000	76000	86000	N/A
80	Monadnock-Lyman complex, very stony		68000	76000	86000	N/A
81	Monadnock-Lyman-Rock outcrop complex		68000	76000	86000	N/A
82	Hollis (well drained)-Canton complex		68000	76000	86000	N/A
83	Hollis (well drained)-Canton-Rock outcrop complex		68000	76000	86000	N/A
84	Thorndike, very stony		N/A	N/A	N/A	N/A

Soil Map Unit	Soil Taxonomic Name	Hydric Soil Type	A/B	Slope	Groups	E
			A= 0-3% B= 3-8%	C 8-15%	D 15-25%	
85	Hollis (well drained), very stony		N/A	N/A	N/A	N/A
86						
87	Chatfield (well drained), very stony		44500	56000	68000	N/A
88	Winnecook, very stony		68000	76000	86000	N/A
89	Chatfield (well drained)					N/A
90	Tunbridge-Lyman complex		68000	76000	86000	N/A
91	Hogback, very stony					
92	Lyman, very stony		N/A	N/A	N/A	N/A
93						
94						
95	Borochemists, nearly level	VP	N/A	N/A	N/A	N/A
96						
97	Greenwood and Ossipee soils, ponded	VP	N/A	N/A	N/A	N/A
98	Rawsonville, very stony					N/A
99	Tunbridge, very stony		68000	76000	86000	N/A
100	Udorthents, wet substratum					N/A
101	Ondawa, frequently flooded		44500	56000	68000	N/A
102	Sunday, occasionally flooded		35500	42000	51500	N/A
103	Winooski, frequently flooded					N/A
104	Podunk, frequently flooded		44500	56000	68000	N/A
105	Rumney, frequently flooded	P	N/A	N/A	N/A	N/A
106	Saco Variant (coarse-silty over sandy or sandy-skeletal; Humaquepts), frequently flooded	VP	N/A	N/A	N/A	N/A
107	Rippowam-Saco complex, frequently flooded	VP	N/A	N/A	N/A	N/A
108	Hadley, occasionally flooded		44500	56000	68000	N/A
109	Limerick, frequently flooded	P	N/A	N/A	N/A	N/A
110						
111	Gloucester, very stony		35500	42000	51500	N/A
112						
113						
114	Walpole-Binghamville complex	P	N/A	N/A	N/A	N/A
115	Scarboro	VP	N/A	N/A	N/A	N/A
116	Finch		68000	76000	86000	N/A
117	Podunk, occasionally flooded					N/A
118	Sudbury (moderately well drained)		44500	56000	68000	N/A
119	Podunk Variant (somewhat poorly drained), occasionally flooded					N/A
120	Hollis (well drained)-Gloucester complex		68000	76000	86000	N/A
121	Hollis (well drained)-Gloucester complex, very rocky		68000	76000	86000	N/A
122	Hollis (well drained)-Gloucester complex, extremely rocky		68000	76000	86000	N/A
123						
124	Agawam Variant		44500	56000	68000	N/A
125	Scarboro, very stony	VP	N/A	N/A	N/A	N/A
126	Chesuncook, very stony					N/A
127	Allagash		44500	56000	68000	N/A
128	Elliottsville, very stony					N/A
129	Woodbridge, very stony		68000	76000	86000	N/A

Soil Map Unit	Soil Taxonomic Name	Hydric Soil Type	A/B	Slope	Groups	E
			A= 0-3% B= 3-8%	C 8-15%	D 15-25%	
130	Hitchcock		44500	56000	68000	N/A
131	Burnham, very stony	VP	N/A	N/A	N/A	N/A
132	Dartmouth		44500	56000	68000	N/A
133	Monson, very stony					N/A
134	Maybid	VP	N/A	N/A	N/A	N/A
135						
136	Shapleigh-Gloucester complex		68000	76000	86000	N/A
137	Shapleigh-Gloucester complex, very rocky		68000	76000	86000	N/A
138	Shapleigh-Gloucester complex, extremely rocky		68000	76000	86000	N/A
139	Millis, very stony ³		68000	76000	86000	N/A
140	Chatfield (well drained)-Hollis (well drained)-Canton complex, very stony		68000	76000	86000	N/A
141	Hollis (well drained)-Rock outcrop-Chatfield (well drained) complex		68000	76000	86000	N/A
142	Monadnock		44500	56000	68000	N/A
143	Monadnock, very stony		44500	56000	68000	N/A
144	Monadnock, extremely stony		44500	56000	68000	N/A
145	Monadnock, extremely bouldery		44500	56000	68000	N/A
146	Acton		44500	56000	68000	N/A
147	Acton, very stony		44500	56000	68000	N/A
148	Acton and Acton, firm substratum		68000	76000	86000	N/A
149	Acton and Acton, firm substratum, very stony		68000	76000	86000	N/A
150	Vassalboro	VP	N/A	N/A	N/A	N/A
151	Lyman-Hermon complex, very rocky					
152						
153	Lyman-Rock outcrop-Hermon complex		68000	76000	86000	N/A
154	Success		35500	42000	51500	N/A
155	Success, very stony		35500	42000	51500	N/A
156	Success, extremely bouldery		35500	42000	51500	N/A
157	Becket, extremely stony		68000	76000	86000	N/A
158						
159						
160	Tunbridge-Lyman-Monadnock complex, very stony		68000	76000	86000	N/A
161	Lyman-Tunbridge-Rock outcrop complex		68000	76000	86000	N/A
162	Canaan-Berkshire complex, very stony					N/A
163	Charlton, extremely stony		44500	56000	68000	N/A
164						
165						
166						
167						
168	Sunapee		44500	56000	68000	N/A
169	Sunapee, very stony		44500	56000	68000	N/A
170	Lyman-Berkshire complex, very rocky		68000	76000	86000	N/A
171	Lyman-Monadnock-Rock outcrop complex		68000	76000	86000	N/A
172						
173	Berkshire, extremely stony		44500	56000	68000	N/A

Soil Map Unit	Soil Taxonomic Name	Hydric Soil Type	A/B	Slope	Groups	E
			A= 0-3% B= 3-8%	C 8-15%	D 15-25%	
174	Hollis (well drained)-Charlton complex		68000	76000	86000	N/A
175	Hollis (well drained)-Charlton complex, very rocky		68000	76000	86000	N/A
176	Hollis (well drained)-Charlton-Rock outcrop complex		68000	76000	86000	N/A
177	Marlow, extremely stony		68000	76000	86000	N/A
178	Charlton-Chatfield (well drained) complex		44500	56000	68000	N/A
179	Hollis (well drained)-Charlton complex, extremely rocky		68000	76000	86000	N/A
180	Windsor-Hollis (well drained) complex		N/A	N/A	N/A	N/A
181						
182						
183						
184						
185						
186						
187						
188						
189						
190	Adams (somewhat excessively drained)-Lyman complex		N/A	N/A	N/A	N/A
191						
192						
193						
194						
195	Waskish	VP	N/A	N/A	N/A	N/A
196						
197	Borochemists, ponded	VP	N/A	N/A	N/A	N/A
198	Tidal marsh	VP	N/A	N/A	N/A	N/A
199	Dumps, bark, chips and organic material		N/A	N/A	N/A	N/A
200						
201	Ondawa, occasionally flooded		44500	56000	68000	N/A
202						
203						
204	Podunk Variant (coarse-loamy over sandy or sandy-skeletal), frequently flooded		44500	56000	68000	N/A
205	Rumney Variant (coarse-loamy over sandy or sandy-skeletal)	P	N/A	N/A	N/A	N/A
206	Medomak Variant, frequently flooded	VP	N/A	N/A	N/A	N/A
207						
208	Fryeburg, frequently flooded		44500	56000	68000	N/A
209	Charles, frequently flooded	P	N/A	N/A	N/A	N/A
210	Warwick		35500	42000	51500	N/A
211						
212	Hinckley, gravelly		35500	42000	51500	N/A
213						
214	Naumburg (poorly drained)	P	N/A	N/A	N/A	N/A
215	Nicholville Variant (coarse-silty over sandy or sandy-skeletal)		68000	76000	86000	N/A
216						

Soil Map Unit	Soil Taxonomic Name	Hydric Soil Type	A/B		Slope C 8-15%	Groups D 15-25%	E
			A= 0-3%	B= 3-8%			
217							
218	Raynham (poorly drained)-Wareham (poorly drained) complex, (occasionally flooded)	P	N/A		N/A	N/A	N/A
219							
220							
221							
222	Colton, very stony		35500		42000	51500	N/A
223							
224	Bemis, very stony	P	N/A		N/A	N/A	N/A
225							
226							
227							
228							
229							
230	Poocham		44500		56000	68000	N/A
231							
232	Buxton		68000		76000	86000	N/A
233	Scantic	P	N/A		N/A	N/A	N/A
234	Biddeford	VP	N/A		N/A	N/A	N/A
235							
236	Adams (somewhat excessively drained), very stony		35500		42000	51500	N/A
237							
238							
239							
240	Brayton, very stony	P	N/A		N/A	N/A	N/A
241							
242							
243	Canton, extremely stony		44500		56000	68000	N/A
244							
245							
246	Lyme	P	N/A		N/A	N/A	N/A
247	Lyme, very stony	P	N/A		N/A	N/A	N/A
248	Lyme-Moosilauke (poorly drained) complex, very stony	P	N/A		N/A	N/A	N/A
249	Lyme-Pillsbury (poorly drained) complex, very stony	P	N/A		N/A	N/A	N/A
250	Chatfield (well drained)-Hollis (well drained)-Montauk complex, very stony						N/A
251							
252							
253							
254	Monadnock and Hermon soils		44500		56000	68000	N/A
255	Monadnock and Hermon soils, very stony		44500		56000	68000	N/A
256	Chatfield (well drained)-Canton complex						
257							
258							
259							
260	Lombard-Tunbridge complex		68000		76000	86000	N/A
261							

Soil Map Unit	Soil Taxonomic Name	Hydric Soil Type	A/B A= 0-3% B= 3-8%	Slope C 8-15%	Groups D 15-25%	E
262						
263						
264						
265						
266						
267	Lyme-Moosilauke (poorly drained) complex	P	N/A	N/A	N/A	N/A
268						
269						
270	Lyman-Berkshire complex, extremely rocky		68000	76000	86000	N/A
271	Lyman-Rock outcrop-Berkshire complex		68000	76000	86000	N/A
272						
273	Berkshire, Monadnock, and Hermon soils, extremely bouldery		44500	56000	68000	N/A
274						
275						
276						
277						
278						
279						
280						
281						
282						
283						
284						
285						
286						
287						
288						
289						
290						
291						
292						
293						
294						
295	Greenwood	VP	N/A	N/A	N/A	N/A
296						
297	Salmon Variant (coarse-silty over sandy or sandy-skeletal)		45500	56000	68000	N/A
298	Pits, gravel and borrow		OS	OS	OS	OS
299	Udorthents, smoothed		OS	OS	OS	OS
300	Udipsamments, nearly level		OS	OS	OS	OS
301	Ondawa Variant (coarse-loamy over sandy or sandy-skeletal), occasionally flooded		44500	56000	68000	N/A
302	Made land		OS	OS	OS	OS
303						
304						
305	Lim-Pootatuck complex, frequently flooded	P	N/A	N/A	N/A	N/A
306	Saco Variant (coarse-silty over sandy or sandy-skeletal; Fluvaquents), frequently	VP	N/A	N/A	N/A	N/A

Soil Map Unit	Soil Taxonomic Name	Hydric Soil Type	A/B	Slope	Groups	E
			A= 0-3% B= 3-8%	C 8-15%	D 15-25%	
	flooded					
307						
308	Fryeburg, occasionally flooded		44500	56000	68000	N/A
309	Lovewell, rarely flooded		44500	56000	68000	N/A
310	Quonset		35500	42000	51500	N/A
311	Warwick-Quonset complex		35500	42000	51500	N/A
312	Quonset-Warwick complex		35500	42000	51500	N/A
313	Deerfield		44500	56000	68000	N/A
314	Pipestone		44500	56000	68000	N/A
315						
316						
317						
318						
319						
320						
321						
322						
323						
324						
325						
326						
327	Windsor Variant (clay subsoil)		68000	76000	86000	N/A
328						
329						
330	Bernardston		68000	76000	86000	N/A
331	Bernardston, very stony		68000	76000	86000	N/A
332						
333	Roundabout (poorly drained)	P	N/A	N/A	N/A	N/A
334	Pittstown		68000	76000	86000	N/A
335						
336	Pittstown, very stony		68000	76000	86000	N/A
337	Pittstown Variant (Typic)		68000	76000	86000	N/A
338	Elmwood		68000	76000	86000	N/A
339						
340	Stissing	P	N/A	N/A	N/A	N/A
341	Stissing, very stony	P	N/A	N/A	N/A	N/A
342						
343	Canton, extremely bouldery		44500	56000	68000	N/A
344						
345						
346	Lyme and Moosilauke (poorly drained) soils	P				N/A
347	Lyme and Moosilauke (poorly drained) soils, very stony	P				N/A
348						
349						
350						
351						
352						
353						
354						

Soil Map Unit	Soil Taxonomic Name	Hydric Soil Type	A/B	Slope	Groups	E
			A= 0-3% B= 3-8%	C 8-15%	D 15-25%	
355	Hermon, extremely bouldery		35500	42000	51500	N/A
356						
357	Cardigan, very stony		44500	56000	68000	N/A
358						
359	Kearsarge, very stony		N/A	N/A	N/A	N/A
360	Cardigan-Kearsarge complex		44500	56000	68000	N/A
361	Cardigan-Kearsarge-Rock outcrop complex		68000	76000	86000	N/A
362	Kearsarge-Cardigan-Rock outcrop complex		68000	76000	86000	N/A
363						
364	Berkshire and Monadnock soils, very stony		44500	56000	68000	N/A
365	Berkshire and Monadnock soils, extremely stony		44500	56000	68000	N/A
366	Dutchess		44500	56000	68000	N/A
367	Dutchess, very stony		44500	56000	68000	N/A
368	Bernardston Variant (<15% channers)		68000	76000	86000	N/A
369	Bernardston Variant (<15% channers), very stony		68000	76000	86000	N/A
370	Tunbridge-Berkshire complex		68000	76000	86000	N/A
371						
372						
373	Berkshire, extremely bouldery		44500	56000	68000	N/A
374						
375						
376						
377						
378						
379						
380						
381						
382						
383						
384						
385						
386						
387						
388						
389						
390						
391						
392						
393						
394						
395	Chocorua	VP	N/A	N/A	N/A	N/A
396						
397	Ipswich, frequently flooded	VP	N/A	N/A	N/A	N/A
398	Quarries		OS	OS	OS	OS
399	Rock outcrop		N/A	N/A	N/A	N/A
400						
401	Occum, occasionally flooded		44500	56000	68000	N/A
402						
403						

Soil Map Unit	Soil Taxonomic Name	Hydric Soil Type	A/B	Slope	Groups	E
			A= 0-3% B= 3-8%	C 8-15%	D 15-25%	
404	Metallak, frequently flooded					N/A
405						
406	Medomak, frequently flooded	VP	N/A	N/A	N/A	N/A
407						
408	Limerick, high bottom, occasionally flooded	P	N/A	N/A	N/A	N/A
409	Limerick Variant (coarse-silty over sandy or sandy-skeletal), frequently flooded	P	N/A	N/A	N/A	N/A
410	Haven		44500	56000	68000	N/A
411						
412						
413	Duane		44500	56000	68000	N/A
414	Moosilauke (poorly drained)	P	N/A	N/A	N/A	N/A
415	Moosilauke (poorly drained), very stony	P	N/A	N/A	N/A	N/A
416						
417						
418						
419						
420	Waumbek and Skerry soils		68000	76000	86000	N/A
421	Waumbek and Skerry soils, very stony		68000	76000	86000	N/A
422						
423						
424						
425						
426						
427						
428						
429						
430						
431						
432						
433	Grange (poorly drained)	P	N/A	N/A	N/A	N/A
434	Raynham Variant (poorly drained), occasionally flooded ²	P	N/A	N/A	N/A	N/A
435						
436						
437						
438	Swanton (poorly drained)	P	N/A	N/A	N/A	N/A
439	Shaker (poorly drained)	P	N/A	N/A	N/A	N/A
440						
441						
442						
443						
444	Newfields		44500	56000	68000	N/A
445	Newfields, very stony		44500	56000	68000	N/A
446	Scituate-Newfields complex		68000	76000	86000	N/A
447	Scituate-Newfields complex, very stony		68000	76000	86000	N/A
448	Scituate		68000	76000	86000	N/A
449	Scituate, very stony		68000	76000	86000	N/A
450						
451						
452						

Soil Map Unit	Soil Taxonomic Name	Hydric Soil Type	A/B		Slope C 8-15%	Groups D 15-25%	E
			A= 0-3%	B= 3-8%			
453							
454							
455							
456							
457							
458							
459							
460	Pennichuck		44500		56000	68000	N/A
461							
462							
463							
464							
465							
466							
467							
468							
469							
470							
471							
472							
473							
474							
475							
476							
477							
478							
479							
480							
481							
482							
483							
484							
485							
486							
487							
488							
489							
490							
491							
492							
493							
494							
495	Ossipee	VP	N/A		N/A	N/A	N/A
496							
497	Pawcatuck, frequently flooded	VP	N/A		N/A	N/A	N/A
498							
499	Riverwash ³		N/A		N/A	N/A	N/A
500							

Soil Map Unit	Soil Taxonomic Name	Hydric Soil Type	A/B	Slope	Groups	E
			A= 0-3% B= 3-8%	C 8-15%	D 15-25%	
501	Abenaki, occasionally flooded		44500	56000	68000	N/A
502						
503						
504	Metallak, occasionally flooded		44500	56000	68000	N/A
505	Cohas, occasionally flooded	P	N/A	N/A	N/A	N/A
506						
507						
508	Leicester Variant (Typic)	P	N/A	N/A	N/A	N/A
509	Leicester Variant (Typic), very stony	P	N/A	N/A	N/A	N/A
510			N/A	N/A	N/A	N/A
511						
512						
513	Ninigret		44500	56000	68000	N/A
514	Leicester	P	N/A	N/A	N/A	N/A
515	Leicester, very stony	P	N/A	N/A	N/A	N/A
516	Au Gres ³ fine sandy loam	P	N/A	N/A	N/A	N/A
517						
518						
519						
520	Machias		44500	56000	68000	N/A
521						
522						
523	Stetson (well drained)		44500	56000	68000	N/A
524						
525						
526	Caesar		35500	42000	51500	N/A
527						
528						
529						
530	Unadilla Variant (silty substratum)		44500	56000	68000	N/A
531	Scio		44500	56000	68000	N/A
532	Belgrade		44500	56000	68000	N/A
533	Raynham (poorly drained)	P	N/A	N/A	N/A	N/A
534	Binghamville	P	N/A	N/A	N/A	N/A
535						N/A
536	Suffield		68000	76000	86000	N/A
537						
538	Squamscott	P	N/A	N/A	N/A	N/A
539						N/A
540	Raypol	P	N/A	N/A	N/A	N/A
541						
542						
543						
544	Leicester-Walpole complex	P	N/A	N/A	N/A	N/A
545	Leicester-Walpole complex, very stony	P	N/A	N/A	N/A	N/A
546	Walpole	P	N/A	N/A	N/A	N/A
547	Walpole, very stony	P	N/A	N/A	N/A	N/A
548	Leicester-Ridgebury (poorly drained) complex, very stony	P	N/A	N/A	N/A	N/A
549	Peacham, very stony	VP	N/A	N/A	N/A	N/A
550	Udorthents, Bedrock substratum					

Soil Map Unit	Soil Taxonomic Name	Hydric Soil Type	A/B		Slope C 8-15%	Groups D 15-25%	E
			A= 0-3%	B= 3-8%			
551							
552							
553							
554							
555							
556							
557							
558	Skerry		68000		76000	86000	N/A
559	Skerry, very stony		68000		76000	86000	N/A
560	Tunbridge-Plaisted-Lyman complex		68000		76000	86000	N/A
561	Tunbridge-Plaisted-Lyman complex, very stony		68000		76000	86000	N/A
562	Winnecook-Thorndike-Rock outcrop complex		68000		76000	86000	N/A
563	Plaisted		68000		76000	86000	N/A
564	Plaisted, very stony		68000		76000	86000	N/A
565							
566	Howland		68000		76000	86000	N/A
567	Howland, very stony		68000		76000	86000	N/A
568							
569	Monarda	P	N/A		N/A	N/A	N/A
570	Monarda, very stony	P	N/A		N/A	N/A	N/A
571							
572	Bangor		44500		56000	68000	N/A
573	Bangor, very stony		44500		56000	68000	N/A
574							
575							
576							
577							
578	Dixmont (moderately well drained)		68000		76000	86000	N/A
579	Dixmont (moderately well drained), very stony		68000		76000	86000	N/A
580							
581							
582							
583							
584							
585							
586							
587							
588							
589	Cabot	P	N/A		N/A	N/A	N/A
590	Cabot, very stony	P	N/A		N/A	N/A	N/A
591							
592							
593							
594							
595	Muck and Peat	VP	N/A		N/A	N/A	N/A
596							
597	Westbrook, frequently flooded	VP	N/A		N/A	N/A	N/A
598	Windsor-Urban land complex		OS		OS	OS	OS

Soil Map Unit	Soil Taxonomic Name	Hydric Soil Type	A/B	Slope	Groups	E
			A= 0-3% B= 3-8%	C 8-15%	D 15-25%	
599	Urban land-Hoosic complex		OS	OS	OS	OS
600	Endoaquents, loamy	P or VP	N/A	N/A	N/A	N/A
601						
602						
603						
604						
605						
606						
607						
608						
609						
610	Mundal, very stony		68000	76000	86000	N/A
611						
612						
613	Croghan		44500	56000	68000	N/A
614	Kinsman	P	N/A	N/A	N/A	N/A
615	Au Gres loamy sand	P	N/A	N/A	N/A	N/A
616						
617						
618						
619						
620						
621						
622						
623						
624						
625						
626						
627						
628						
629						
630	Salmon		44500	56000	68000	N/A
631						
632	Nicholville		68000	76000	86000	N/A
633	Pemi	P	N/A	N/A	N/A	N/A
634						
635						
636						
637						
638						
639						
640						
641						
642						
643						
644						
645						
646	Pillsbury (poorly drained)	P	68000	76000	86000	N/A
647	Pillsbury (poorly drained), very stony	P	68000	76000	86000	N/A
648						

Soil Map Unit	Soil Taxonomic Name	Hydric Soil Type	A/B	Slope	Groups	E
			A= 0-3% B= 3-8%	C 8-15%	D 15-25%	
649						
650						
651						
652						
653						
654						
655						
656	Ridgebury (poorly drained)	P	N/A	N/A	N/A	N/A
657	Ridgebury (poorly drained), very stony	P	N/A	N/A	N/A	N/A
658	Pillsbury (poorly drained) and Peacham soils, very stony	VP	N/A	N/A	N/A	N/A
659	Ridgebury (poorly drained) and Whitman soils, very stony	VP	N/A	N/A	N/A	N/A
660	Hollis (well drained)-Bernardston complex		68000	76000	86000	N/A
661	Hollis (well drained)-Bernardston-Rock outcrop complex		68000	76000	86000	N/A
662						
663	Canaan, very stony		N/A	N/A	N/A	N/A
664						
665	Redstone, very stony		35500	42000	51500	N/A
666						
667	Sisk, very stony		68000	76000	86000	N/A
668						
669	Surplus (moderately well drained), very stony		68000	76000	86000	N/A
670						
671	Glebe, very stony		68000	76000	86000	N/A
672						
673	Saddleback, very stony		N/A	N/A	N/A	N/A
674	Ricker (well drained)		N/A	N/A	N/A	N/A
675						
676						
677						
678						
679						
680						
681						
682						
683						
684						
685						
686						
687						
688	Canton-Urban land complex		OS	OS	OS	OS
689	Adams (somewhat excessively drained)-Urban land complex		OS	OS	OS	OS
690	Monadnock-Urban land complex		OS	OS	OS	OS
691	Hermon-Urban land complex		OS	OS	OS	OS
692	Hinckley-Urban land complex		OS	OS	OS	OS
693	Hollis (well drained)-Charlton-Urban land complex		OS	OS	OS	OS

Soil Map Unit	Soil Taxonomic Name	Hydric Soil Type	A/B	Slope	Groups	E
			A= 0-3% B= 3-8%	C 8-15%	D 15-25%	
694						
695	Boxford (moderately well drained)-Urban land complex		OS	OS	OS	OS
696	Suffield-Urban land complex		OS	OS	OS	OS
697	Peacham, Greenwood, and Rumney soils, ponded	VP	N/A	N/A	N/A	N/A
698	Dumps		N/A	N/A	N/A	N/A
699	Urban land		OS	OS	OS	OS

Notes: Blank rows have been left open for future additions or no lot size has yet been established.

P-Poorly Drained VP-Very Poorly Drained

N/A-Not Allowed to be counted in determining minimum lot size

OS-On-site evaluation needed

**Attachment A
Town of Randolph Site Plan Regulations
Access Management Standards**

PURPOSE:

In order to promote safe and reasonable access between streets and lots, improve the convenience and ease of movement of travels on streets and permit reasonable speeds and economy of travel while maintaining the capacity of the roadway, the location and design of access points within the Town of Randolph shall be in accordance with the following access management regulations, which involve: 1) the number, spacing and width of access points; 2) turning radii; 3) corner clearance; 4) throat length; 5) shared access; 6) alignment of access points; 7) sight distance; 8) internal and parallel roads; 9) pedestrian and bicycle access; and 10) roundabouts traffic circles.

1. NUMBER, SPACING AND WIDTH OF ACCESS POINTS

A. Driveway Approach Width (non-residential): The maximum width of a driveway approach for a two-way driveway shall not exceed thirty-six feet (36') including two-foot (2') shoulders. The minimum width of a driveway approach for two-way driveway shall not be less than twenty-four feet (24') including two-foot (2') shoulders.

B. Driveway Approach Width (residential): The maximum width of a driveway approach shall not exceed fifteen feet (15'). The minimum width of a driveway approach shall not be less than ten feet (10'). The Planning Board may require paving of these approaches

C. Driveway Access Spacing: Driveway access spacing shall be measured from the edge of the proposed driveway pavement to the nearest edge of the roadway of the adjacent or opposite driveway or street. Driveway access spacing shall meet the requirements of Table 1 or for state highways, the standards in the New Hampshire Department of Transportation report, "Policy For Permitting of Driveways and Other Accesses to the State Highway System", as amended, whichever is more stringent.

Table 1 Driveway Spacing

Roadway Classification	Minimum Spacing (feet)	Desirable Spacing (ft.)
Route 2	300	500
Minor Arterial	100	300
Collector	100	200

D. Consolidating Existing Accesses: The applicant shall take advantage of all opportunities to consolidate existing access points and to provide cross access between existing developments or lots.

2. TURNING RADII

A. The principal users of the roadway shall be considered when determining the inside turning radii. The inside turning radii shall vary between a minimum of fifteen feet (15') and a maximum of thirty feet (30') and meet the minimum and maximum requirements of Table 2. The New Hampshire Department of Transportation may require turning radii at intersections with state highways to be greater.

Table 2. Inside Turning Radii

Land Use	Minimum Inside Turning Radii	Maximum Inside Turning Radii
Residential Only	15	20
Commercial/Industrial Only	20	30
Mixed Uses	15	30

3. CORNER CLEARANCE

No driveway approach may be located closer to the corner than indicated in Table 3. The measurement shall be taken from the intersection of property lines at the corner to the nearest edge of the proposed driveway pavement. When these requirements cannot be met due to lack of frontage, the nearest edge of the proposed driveway pavement shall be located as far as possible from the intersection of property lines at the corner.

Table 3. Distance of Driveway Approach from Corner

Roadway Classification	Distance from Corner (feet)
Route 2	300
Minor Arterial	100
Collector	100
Local Street	30

4. THROAT LENGTH

Driveway throat length shall be measured from the edge of the property line to the furthest end of the driveway. A minimum driveway throat length of twenty-five feet (25') for collector streets, forty feet (40') for minor arterials, and fifty-five feet (55') for Route 2 shall be required. The purpose of the driveway throat length is to allow for traffic entering the site to be stored on site in order to avoid a line of traffic on the roadway causing delays and a

potentially hazardous situation. Sufficient space within the driveway should also be provided to allow for turning around without backing onto the adjacent roadway.

5. SHARED ACCESS

A. Shared driveways are encouraged and may be required between adjacent lots. In such cases, a joint access easement between the property owners may be required. The location and dimensions of said easement shall be determined by the Planning Board.

B. Parking provision for any combination of uses on the same site shall consider the opportunity for combined visits (i.e. one parking space in front of a gas station pump may count as one parking space for both the convenience store and the gas station in a combined gas station/ convenience store development). Shared parking arrangements with adjoining non-residential developments or other uses on site are encouraged. Off-site shared parking shall be protected with a shared parking easement agreement which shall be reviewed and approved by the Planning Board and recorded with the approved plan.

C. Parking shall be located within six hundred feet (600') of the principal use and connected to the principal use by a five foot (5') wide pedestrian path, if necessary.

D. Parking shall not be permitted in any required setback or between the principal structure and a public street, including corner lots. Parking shall be located to the side or rear of the principal structure. The Planning Board may waive this requirement in situations where lot configuration or use renders such parking lot location impractical; however, effort shall be made to locate parking to the side or rear of buildings. See Diagram 1.

E. Side yard parking shall be limited to a single row of vehicles. See Diagram 1.

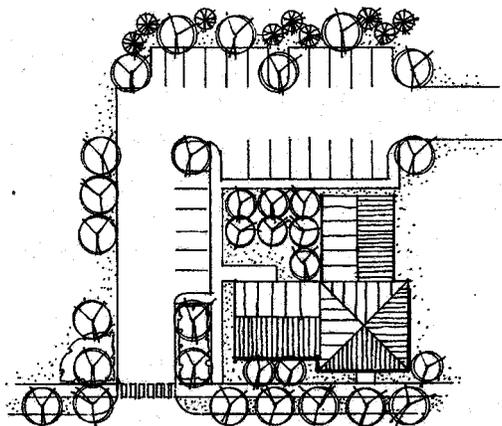


Diagram 1. Parking to Side and Rear of Principal Structure.

6. ALIGNMENT OF ACCESS POINTS

A. Intersection Alignment: If a proposed driveway cannot meet the requirements of Section 1, above, then the proposed driveway shall be aligned directly opposite an existing or proposed opposite driveway and the configuration shall be treated as a four-way intersection.

B. Angle of Driveway Approach: The angle of driveway approach shall be approximately ninety (90) degrees for two-way driveways and between sixty (60) degrees and ninety (90) degrees for one-way driveways. Angles of one-way driveways shall be in the appropriate direction.

7. SIGHT DISTANCE

A. All season safe sight distance is defined as a line which encounters no visual obstruction between two (2) points, each at a height of three feet nine inches (3'-9") above the pavement and allowing for a snow window and /or seasonal vegetation. The line represents the critical line of sight between the operator of a vehicle using the access (point 1, ten feet (10') back from the road pavement) and the operator of a vehicle approaching from either direction (point 2).

B. Safe sight distance shall be compatible with the maximum speed limit posted on the roadway as indicated in Table 4. Additionally, The New Hampshire Department of Transportation requires 400 feet of sight distance in all cases on state highways.

Table 4. All-Season Safe Sight Distance

Speed Limit (mph)	All Season Safe Sight Distance (feet)						
	Downgrades			Upgrades			Flat
	3%	6%	9%+	3%	6%	9%+	0-2%
25	158	165	173	147	143	140	155
30	205	215	227	200	184	179	200
35	257	271	287	237	229	222	250
40	315	333	354	289	278	269	305
45	378	400	427	344	331	320	360
50	446	474	507	405	388	375	425
55	520	553	593	469	450	433	495

Source: Policy on Geometric Design of Highways and Streets, AASHTO, 2001

C. To prevent hardships to owners of small parcels of land or special land uses, exceptions to the all season safe sight distance requirements may be allowed by the Planning Board for individual homes, agricultural land, town land and temporary accesses for vehicles such as construction vehicles, gravel trucks and log trucks. The road shall then be properly signed for "Blind Drive" or "Trucks Entering." Permission must be obtained from the New Hampshire Department of Transportation for signs on state highways.

8. INTERNAL AND PARALLEL ROADS

A. For commercial and industrial land uses, the Planning Board may require the use of internal roads and roads parallel to Route 2 in order to reduce access points and allow for the movement of traffic internally between adjacent lots.

Appendix III — Supplementary Materials

The following are available from the Planning Board, upon request:

1. Application Form — Subdivision of Land.
2. Subdivision application Check List.
3. Request Form — Preapplication Review.
4. Fee schedule
5. Texts of RSA citations.
6. Description of classifications used in Soil Type Using Soil Map Units